



ZONING BYLAW, 1996, No. 2100
AMENDMENT NO. 213, 2024, BYLAW NO. 3294
DEVELOPMENT PERMIT APPLICATION DP 06-24

To consider rezoning and Development Permit applications from 1337204 B.C. LTD. to accommodate a 6-storey, 283-unit apartment development.

The subject property is currently zoned RM2 Multiple Residential Medium Density in Zoning Bylaw No. 2100 and designated “Mid Rise Residential” in the Official Community Plan Land Use Map. All lands designated “Mid Rise Residential” are subject to a Development Permit to address building form and character.

Background Information:

Applicant:	1337204 B.C. LTD.
Owner:	1337204 B.C. LTD.
Civic Address:	5360 204 Street
Legal Description:	Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Site Area:	7,151.85 m ² (1.77 acres)
Number of Units:	283 apartments
Gross Floor Area:	18,545.69 m ² (199,625 ft ²)
Floor Area Ratio:	2.593
Lot Coverage:	46.9%
Total Parking Required:	14 h/c spaces (Provincial Transit-Oriented Area)
Parking Provided:	
Resident	291 spaces*
<u>Visitor</u>	<u>37 spaces*</u>
Total	328 spaces (including 22 h/c spaces)* <i>*Changed following ADP</i>
OCP Designation:	Mid Rise Residential
Existing Zoning:	RM2 Multiple Residential Medium Density
Proposed Zoning:	CD103 Comprehensive Development
Variances Requested:	5.5 m long h/c parking stalls (5.8 m min.)
Development Cost Charges:	\$4,860,543.00 (City - \$2,282,211.00, GVS&DD - \$1,020,291.00, GVWD - \$1,018,379.00, SD35 - \$143,400.00, TransLink - \$396,262.00)
Community Amenity Contributions (CACs):	\$566,000.00



**ZONING BYLAW, 1996, No. 2100
AMENDMENT No. 213**

BYLAW No. 3294

A Bylaw to amend City of Langley Zoning Bylaw, 1996, No. 2100 to rezone the property located at 5360 204 Street to the CD103 Comprehensive Development Zone.

WHEREAS the *Local Government Act* authorizes a local government to zone areas of a municipality and to make regulations pursuant to zoning;

NOW THEREFORE the Council of the City of Langley, in open meeting assembled, enacts as follows:

1. Title

This bylaw shall be cited as the “Zoning Bylaw 1996, No. 2100 Amendment No. 213, 2024, No. 3294”.

2. Amendment

(1) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by adding in Part VII Comprehensive Development Zones the following as the new Zone classification of Comprehensive Development – 103 (CD103) Zone immediately after Comprehensive Development – 102 (CD102) Zone:

“VVVV. CD103 COMPREHENSIVE DEVELOPMENT ZONE

1. Intent

This Zone is intended to accommodate and regulate a 6-storey, 283-unit apartment development.

2. Permitted Uses

The Land, buildings, and structures shall be used for the following uses only:

- (a) Multiple-Unit Residential; and
- (b) Accessory uses limited to the following:

- (i) *Home Occupations* excluding bed and breakfast and *child care centre*.

3. Site Dimensions

The following lot shall form the site and shall be zoned CD103 Comprehensive Development Zone on the Zoning Map, City of Langley Zoning Bylaw, 1996, No. 2100, Schedule “A”:

- (a) PID: 000-471-976
Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282

4. Siting and Size of Buildings and Structures and Site Coverage

The location, size, and site coverage of the buildings and structures of the development shall generally conform to the plans and specifications prepared by Keystone Architecture & Planning Ltd. (dated November 8, 2024) and C. Kavolinas & Associates Inc. (dated November 2024), one copy each of which is attached to Development Permit No. 06-24.

5. Other regulations

In addition, land use regulations including the following are applicable:

- (a) General provisions on use are set out in Section I.D. of this bylaw;
- (b) Building Permits shall be subject to the City of Langley Building and Plumbing Regulation Bylaw and the Development Cost Charge Bylaw; and
- (c) Subdivisions shall be subject to the City of Langley Subdivision and Development Servicing Bylaw and the *Land Title Act*.

(2) Bylaw No. 2100, cited as the “Zoning Bylaw, 1996, No. 2100” is hereby amended by changing the zone classification of:

- (a) PID: 000-471-976
Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282

from the RM2 Multiple Residential Medium Density Zone to the CD103 Comprehensive Development Zone in Schedule “A” – Official Zoning Map.

READ A FIRST AND SECOND TIME this day of , XXXX.

Zoning Bylaw Amendment No. 213
Bylaw No. 3294

READ A THIRD TIME this day of , XXXX.

FINALLY ADOPTED this day of , XXXX.

MAYOR

CORPORATE OFFICER

CITY OF
LANGLEY



REZONING APPLICATION RZ 05-24 DEVELOPMENT PERMIT APPLICATION DP 06-24

Civic Address: 5360 204 Street
Legal Description: Lot 178, District Lot 36, Group 2, New Westminster District, Plan 53282
Applicant: 1337204 B.C. LTD.
Owner: 1337204 B.C. LTD.

